

FREE FOR SALE ADS

If you have something for \$100 or below,

Courier For Sale ads are so cheap you can't say no! FREE is the price of the ad you seek, printed in The Courier once a week!

To place your ad, call 406-228-9301 or drop by the office at 341 3rd Ave. S. in Glasgow. This offer applies to Household/Garage items, Lost & Found items, and items you want to Give Away.

LASSIFIEDS

GARAGE SALES

IT'S THAT TIME AGAIN!

Make sure your **GARAGE SALE**

is a success by advertising in our classifieds & receive

2 FREE SIGNS

with a paid ad. Deadline for garage sale ads



Email: design@glasgowcourier.com

The Glasgow Courier Serving Proudly As The Voice Of Valley County Since 1913

2-PARTY YARD SALE

Friday and Saturday, Sept. 6 & 7

at 407 Francis St. S. in Glasgow

starting at 8 a.m. Tools, Kitchenware,

Collectables & much more!

MOVING SALE

Furniture, Painting Equipment, etc.

Wednesday, Sept. 4 at

399A Ash St., St. Marie. Anytime.

Ginny Lawson 450-0463

BUILDING MATERIALS

STEEL BUILDINGS

Big or small. Value discounts up

to 30%. Complete construction

info available. Source# 18X

www.sunwardsteel.com

406-545-4580

HELP WANTED

GREAT CAREER OPPORTUNITY in Mon-

tana's service of first choice. Earn more

with the skills you have. Learn more of

the skills you need. In the Montana Army

National Guard, you will build the skills you

need for a civilian career, while developing

the leadership skills you need to take your

career to the next level. Benefits: √\$50,000

Loan Repayment Program. √Montgomery

GI Bill. √Up to 100% tuition assistance for

college. VMedical & dental benefits. VStart-

ing at \$13.00/hr. √Paid job skill training.

Part-time job...Full-time benefits. #283

MILLWRIGHT POSITION. Western MT

Sawmill seeking Experienced Millwright.

Family medical & dental, paid holidays/

vacation, 401(k). Wages DOE. EOE Contact

(406)677-2201, Ext. 22 or DTroutwine@

INDEPENDENT SALES REPRESENTA-

TIVES: Newtonmfg.com wants you! Free

Starter Kit/Bonuses/Paid Weekly/No Fees/ Win Trips! Enhance existing business/

start new! Cowboy Up! @1-800-791-6407.

cbollhoefer@newtonmfg.com #285

pyramidlumber.com #284

√Call 1-800-G0-GUARD. National Guard.

HUGE 2 PARTY GARAGE SALE!

910 and 916 Valley View Dr. (across from Irle School) Saturday Sept. 7 - 8:00 am till gone. Hand tools, fishing gear, toys, rototillers, hitch cargo carrier, crib, pack and play, gun vise, car ramps, winter coats, shotgun ammo, camo clothing, holiday decorations, outdoor items and much much more something for everyone.

MOVING SALE

at Harchenkos. 137 Cool Road, Larslan. Saturday, Sept. 7 - All Day! Everything Must Go! 725-3372 or 724-7146

HELP WANTED

HELP WANTED

The Durum Restaurant is looking for a P/T dishwasher, 2 servers and 2 bartenders. Apply in person only.

HELP WANTED Qualified Housekeeper

Apply at the Star Lodge, 923 Hwy 2 West, Glasgow

CRUDE OIL DRIVER WANTED

Must have CDL with Hazmat. year oil field experience or 100,000 miles in the last 5 years. No more than 2 tickets in the last 5 years. Housing available. Based out of Flaxville, MT.

Call Beth Stahl at 406-783-7620 for more details.

DETAILER

FritoLay This is a part-time position that is responsible for merchandising Frito-Lay's complete line of quality products to existing and new accounts while driving your personal vehicle to a variety of store locations. Detailer hours vary and average less than 20 hours per week. This includes weekend and holiday work. This position offers competitive pay.

> Interested candidates can apply online at www.fritolayemployment.com

The News Letter Journal, a 124-year-old, independently owned, award-winning, weekly community newspaper located in the Black Hills of Wyoming, seeks a motivated reporter who is ready to learn every aspect of the community newspaper business from a decorated editor and publisher while working alongside a close-knit veteran staff.

The successful candidate must be a solid writer who is ambitious and eager to develop the skills that will allow him/her to use news and opinion writing to guide a growing community towards a more prosperous future. This is no desk job, as any capable small-town reporter must be involved in all aspects of the community and determined to become the trusted, go-to source of information and knowledge for its residents.

You will develop beats and sources, and be expected to write, edit, photograph and produce anything else needed for the editorial department on a weekly basis. The person who excels in this position will be truly self-motivated because they will also be expected to learn page and ad design, and become familiar with the technology associated with managing the newspapers website.

You must see the value of covering a small, growing and active community with great photography and compelling journalism in a visually pleasing manner. If you believe that all people have a story to tell, want to make a difference in your community, and feel that the work environment should be a positive place to spend your time, then we are looking for

The News Letter Journal belongs to a federation of community weekly and daily publications with 22 titles located in Colorado, Montana, Wyoming, Idaho, Washington, South Dakota, and Nebraska. There is ample opportunity for advancement within our group of newspapers.

Please submit cover letter, resume, writing samples and salary requirements to Bob Bonnar at editor@newslj.com.

MISCELLANOUS SERVICES



Alfalfa, Corn, Sudan **Grass and Canola**

Call Glenn Rohde Independent Dealer of Pioneer® Brand Products

223 1 st St. N. \cdot Glasgow, MT 59230 (406) 228-2020 Home \cdot (406) 263-5075 Cell sterling_53@yahoo.com

FOR RENT

HOUSE FOR RENT

2 bedroom, 2 bath, large kitchen & living room, 2-car garage. 1/2 mile east of town on the Fort Peck Hwy. \$1,150/month. Call Mike - 425-652-5332

APT FOR RENT

925 SF. ~ 2 bd / 1.5 bth Downtown. Nice. Great neighbors. Laundry room in unit, A/C. **\$495/mth** 360-718-7901 or 360-750-6746

House For Rent in Circle 3 bedrooms, 1½ baths, full basement and 3 outsheds. No Pets! 406-485-2160.

Affordable Housing

Are you PAYING MORE RENT OR UTILITIES than you can

Call the GLASGOW HOUSING AUTHORITY at 406-228-4942 or in person at 435 Division Street for information on 1,2, 3 & 4 bedroom units. If you qualify, the rent and utilities are only 30% of your income.

LEGAL

WORKERS' COMPENSATION ATTORNEYS FAIR CLAIM

Experienced work comp legal counsel Workers' Comp, Personal Injury. Call for a free consultation.

FairClaim Work Comp Attorneys Linnell, Newhall, Martin & Schulke, P.C. 120 1st Avenue North • Great Falls, MT 59401 (406) 453-4500 (800) 732-2451

TO GIVE AWAY

GIVING AWAY Blown Out Goose Eggs 725-3372

FOR SALE

FOR SALE

2000 GMC Yukon. 7 pass., V8, auto, front and rear air, leather seats, good tires, 200K. \$4000 OBO 524-3380

TIMBER FRAME BARNS, #1&BTR-DF, Reclaimed Timber & Barnwood. Complete Packages, Installed. Standard Plans Free. www.bitterroottimberframes.com Brett 406-581-3014. 2YR Warranty. #282

MISCELLANEOUS WANTED

WANTED

We pay **CASH** for Used Guns and take TRADE-INs.

D & G **SPORTS & WESTERN**

Glasgow, MT • 406-228-9363

EDUCATION / INSTRUCTION

TRUCK DRIVER TRAINING. Complete programs, refresher courses, rent equipment for CDL, Job Placement Assistance. Financial assistance for qualified students. SAGE Technical Services, Billings/Missoula. 1-800-545-4546. #281

REAL ESTATE

APTS. FOR SALE 1% VACANCY RATE

SOLID LOCAL INVESTMENT 19 unit Apt. Complex - Xtra Lg. Units - Each w/ own laundry room. **XLLNT RENTER BASE**

8+ CAP RETURN ROI • \$695,000 or can sell units individually. 360-718-7901 or 360-750-6746

REAL ESTATE

111 3rd St. S.

Glasgow, MT 59230 (406) 228-2273 Fax (406) 228-2644 mrrealty1@gmail.com

Don Elletson (Sales) Deb Henry (Broker) 263-2273 Jarrell Schock (Broker)

406-480-5500 We Are There For Your Real Estate Needs

Call or stop in and visit with us about all of our

700KT - 400 Fairweather LISTING Street Wolf Point. 1,824+/split level home with 2 bedrooms & 1 bath. Appliances, fenced yard and close to schools. Unfinished basement gives you the possibility for

ONLY \$74,900



more bedrooms, baths or family room! Plenty of room to build a garage.

877WD - Rock Creek North Lot ROCK CREEK 95 – A frame cabin with main floor bedroom + loft, out house, 20'x26' 2-stall, drive-through garage. Fully furnished heat and AC for all your comforts to recre-



701JF7 – 708 Knapp St. Wolf Point 1,232 sq. ft. 3 bdrm. home near pool, ball fields, schools and churches. New 2 car garage with alley

RENDING 380TT – 633 7th Ave. No. 1,544+/- sq. ft. One level home. 3 bdrms. + office, lg. open kitchen & cozy living room. Dble. att. 768+/- sq. ft. garage with fenced private backyard. This home needs some updates and is priced to sell. ONLY \$75,000



461JE - Duck Creek **LISTING** Subdivision. Updated 3 bedrooms, 2 bath home with a beautiful view of Fort Peck Lake from the front deck.

There is also a recently built 30x40 insulated garage to store all your toys and so much more. \$250,000 **RENDING** 372SBJ – 634 4th Ave. So. 1,568+/- sq. ft 3 bdrm., 2 bath home w/ 2 bonus rooms. Lg. detached dble. & single garage + more!

ONLY \$125,000 Check out our web site at www.MissouriRiverRealty.com **REAL ESTATE**



Office 406-228-2525 • Cell 406-230-2525

Broker - Owner Karen Waarvik

321 Klein Ave. • Glasgow, MT 59230

169 - This home offers one level living and is located just a few miles out of town on Hwy 2 West. This 900 +/- sq. ft. home



ョ

has 3 bedrooms, 1 bath & attached double car garage. New flooring, windows and a newer furnace, central air and roof. Property has 3 extra lots to make this 42,280 +/- sq. ft. Room to build and rent out the existing house or sell the extra lots. Asking \$155,000.00

LISTING! Close to Schools!

This home is 1632 + /- sq. ft. with 2 bedrooms, bonus

sleeping room, living room, family room and 2 baths. The oversized attached single car garage, fenced back yard, and walking distance to schools are just a few of the amenities. Asking: \$165,000.00

176 - Charming, immaculate 2 story home has 1200 sq. ft. with 3 bdrms. & 2 baths. The remodeled kitchen opens to the lg. dining room w/ built-in china cabinets. New siding, roof, windows & the private deck plus lots of parking make this move-in ready home a great bargain.



Asking: \$119,000.00. Located at: 723 3rd Ave. South



174 - Newly remodeled **2200** +/- **sq. ft. home** on the North side of Glasgow, close to schools. 4 bedrooms, den, 2 full baths w/ refinished hardwood

floors, new flooring and paint throughout. New windows, siding, electrical, furnace and central air. Detached double car garage and a fenced back yard. Ready to Move In! Asking: \$179,000.00

175 - 2200 +/- sq. ft. home close to schools on Heather **Lane.** 3 bedrooms, $1\frac{3}{4}$ baths with a large family room &



partially finished basement to finish to your liking. Fenced back yard and nice landscaping. Newer windows, forced air and central air. Asking: \$139,900.00

Lots in Rose Court for sale - 7A, 9A and 10A. \$25,000 - \$29,000. Call for more information!

www.redfoxxrealestate.com

We cover the county and more! Classifieds Work! Call 228-9301

1100 Wedum Drive



Beautiful Corner Lot Northside Home: 1,510 sf on the main floor, plus an enclosed porch. The basement is 870 sf which includes garage. There are 3 bedrooms and 2 full bathrooms on the main floor, and a 1/2 bathroom on the basement floor, private back yard, established trees and garden area.

New Listing

Two separate building sites within city limits. One 7,500 sf and the other 22,500 sf or .516 of an acre.

Just Listed with United Insurance & Realty

Beautiful Milk River Bottom Property located between Glasgow and Nashua, 47.44 acres of which 19.42 are irrigated acres. The property includes a 2,044 square foot ranch-style home with Pella windows and a large deck for a view of an oxbow off the Milk River, plus a detached garage, granary, barn, pole barn, and historic outbuildings. Established cottonwood trees and scenic greenery provide privacy, shade, and shelter throughout. \$535,000.

Please see more photos and details at www.unitedinsuranceandrealty.com Serious inquiries only, please call 406-228-9356.



United Insurance & Realty 504 2nd Ave. S. • Glasgow • 406-228-9356

unitedinsuranceandrealty.com

Skip Erickson • Doug Allie Mike Mitchell • Jon Bengochea

Equal Housing Opportunitie

SELLERS LIST WITH US!!

HELLAND AGENCY, INC.

CHRIS HELLAND - Broker / Owner

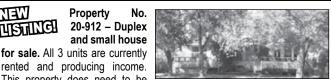


-Associates-Jon Svingen & Earl Handy

406-228-2114

<u>USTINGI</u>

No. Property 20-912 - Duplex and small house for sale. All 3 units are currently



This property does need to be looked at. Asking just \$79,950.00. Call Jon at 406 263 2113 or the Helland Agency at 406 228 2114 for more information.



LISTING!

Property No. 20-913 - The former Johnnies Cafe Building located on Glasgows Front Street has over 2,900 sq. ft. and is priced to sell. Asking just \$59,950.00. Call Jon at 406 263 2113 or Helland Realty at 406 228 2114 for more informtion.



REDUCEDI

Property No. 20-894 - Panoramic Views! Open Gourmet Kitchen! Set a new standard of living in this won-

derful 5 bedroom, 3.5 bath, 4,439 sq ft hillside home, located just minutes from Glasgow, Montana. The large decks have panoramic views of the Milk River Valley below and plenty of room for entertaining. The great room features a gas fireplace and large, open gourmet kitchen. A separate family room has a pellet stove and sunset views. With a 1,024 sq ft garage and 1.57 acre lot, there is plenty of room for all of your needs. Call Jon Svingen @ 406-263-2113 or 406-228-2114 for more information. **Asking \$350,000.**

REDUCEDI

Property No. 20-896 - 2148 sq. ft., 4 Bedroom 1¾ bath home all on one level. Located on Glasgow's North Side, this



walk in closet, den, and BBQ deck with hot tub. Kitchen has tons of storage space and comes with a double oven. With a 1132 sq. ft. heated garage this home is a must see. Call the Helland Agency at 406-228-2114 or Jon at 406-263-2113.

PENDING

Property No. 20-910 – 5 bedroom 2 bath home with double garage located on Glasgow's North Side. Asking \$139,950.00 Call Helland Realty at 406 228 2114 or Jon at 406 263 2113 for more information.

Property No. 20-893 – Great Cash Flow, Priced For Quick Sale. Cash in on the Bakken Oil Boom with the Star Lodge Motel. Located on busy, US Highway 2 in Glasgow, Montana, with a total of 28 rooms - 14 single bed rooms, 14 double bed rooms and a comfy 2 bedroom apartment with a spacious living room, laundry room, kitchen and dining area. With many repeat customers, this motel has a good occupancy rate. Plenty of room to expand another 20+ rooms. Owner is ready to retire comfortably after 32 years in business. Property has been priced for a quick sale, so don't miss out on this money maker. Call the Helland Agency @ 406-228-2114 for more details. \$300,000.



The Glasgow Courier is **MORE** than your award-winning hometown newspaper.

We also offer a full line of

printing services, from invitations to books & everything in between.

We can handle **ALL** your printing needs at the **BEST PRICES**

in Glasgow and Valley County.

We will work with you **PERSONALLY**, **PROFESSIONALLY** & **COURTEOUSLY**

on those printing needs and that includes the price!

Come in and visit with Stan and let him show you what he can do to help you!

Fast, Professional, Friendly Service!



341 3rd Ave. S. Glasgow, Mt. 406-228-9301

We put a little magic everything we do!



RANCH-740 acres located in beautiful B.C. Canada. Quiet, excellent summer pasture, hay. Borders on lake. Water rights, good buildings. Email corthelld@gmail.com Phone 1-250-694-3540. #287

AUCTION

Real Estate AUCTION, 3322 Harlou Drive in Billings. 4-BD, 3-BA. Live Auction 9/19/2013 @ 7pm, www.BigSkvBid.com Big Skv Bid RE 406-861-4490. #280

MORTGAGES / CONTRACTS

EQUITY LOANS ON NON-OWNER OCCU-PIED MONTANA REAL ESTATE. We also buy Notes & Mortgages. Call Creative Finance & Investments @ 406-721-1444 or visit www. creative-finance.com #286

PUBLIC NOTICES

Short Term Lease of Appropriation Right Lessee Information:

Name: MK Weeden Construction, Inc. Mailing Address: P.O. Box 1164 City: Lewistown State: Montana Zip: 59457

Work Phone: 406-538-3726 Water Right Owner Information:

Name: Wayne Collins Mailing Address: HC 67 Box 230 City: Nashua

State: Montana Zip: 59457 Home Phone: 406-263-7536 Water Right Number:

Purpose of use of water for lease being

The use of this water will be for dust abatement at a gravel crushing facility. Water Source:

The water source will be from ground water at an existing well located on Mr. Collins' property.

Legal Information for water source: T28N R41E S25

Start Date of use: August 29, 2013 End Date of use: October 31, 2013

Proposed point of Diversion: The point of diversion will be through the use of a water pump provided by the lessee and placed directly into the existing well. Proposed place of use:

The place of use will be at the gravel crushing facility located southwest of the point of diversion from the water well. Legal Information for place of use:

T29N R41E S26 Volume of water to be used: The amount of water used for the Short-

term lease will not exceed 60,000 gallons per (Published Sept. 4, 2013)

PUBLIC NOTICES

FRAZER SCHOOL DISTRICT 2 & 2B 325 6th Street Frazer, Mt. 59225 (406) 695-2241

August 26, 2013

To whom it may concern;

The Frazer School will soon be destroying special education/speech language therapy records of former students who have been out of school for at least five (5) years (2008 and prior). Former students may contact Shelly Evans at 406-695-2241 within sixty days of this notice if they wish to obtain copies of the information contained in them. The information to be destroyed shall not include data collected on a routine basis that is maintained on all school children (such as the student's name, address, telephone number, grade level completed and year completed). The data to be destroyed shall include information collected for identification, location, evaluation, and other items directly related to special education services which the student had received. Parents of students still in school but not in special education for at least seven years may also request their children's records and obtain copies of the information contained in those records before they are destroyed. Persons having questions about this process or those persons wishing to request that records be destroyed may contact Shelly Evans or Corrina Guardipee-Hall at Frazer School for assistance.

Sincerely.

Shelly Evans Special Education Teacher

Corrina L. Guardipee-Hall ED.S. Superintendent

Frazer School District 2 & 2B (Published Aug. 28; Sept. 4, 2013)

> Notice of Public Hearing Glasgow City Council

The Glasgow City Council will conduct a public hearing at its regularly scheduled meeting on September 16, 2013, beginning at 5:30 P.M.. in the Council Chambers located in the Civic Center Building, 319 3rd Street South, Glasgow, Montana 59230, to consider bulk wholesale of water to Dry Prairie Rural Water Authority. The City Council will consider the bulk wholesale of potable water in the maximum amount of 75,000 gallons per day to Dry Prairie Rural Water Authority. The bulk water will be used for Dry Prairie's use and resale to approximately 42 rural water customers west and south of Glasgow, Montana.

All parties in interest and citizens shall have an opportunity to be heard at the public hearing. City of Glasgow water users may submit written letters of support or protests at or before the public hearing.

Following the public hearing, the City of Glasgow Council will make a decision as to proceed or not to proceed with the proposed wholesale of bulk water to Dry Prairie Rural Water Authority.

Interested persons may obtain further information and may review the request for bulk wholesale water at the Office of the Director of Public Works in the Glasgow Civic Center, 319 3rd Street South, telephone number (406) 228-2476

Dated this 20th day of August, 2013 Stacey Amundson City Clerk - Treasurer (Published Aug 28; Sept. 4 & 11, 2013)

James D. Rector RECTOR LAW OFFICE, P.C. Attorney at Law 217 Fifth Street South P.O. Box 1360 Glasgow, Montana 59230 Telephone: (406) 228-4385

MONTANA SEVENTEENTH JUDICIAL DISTRICT COURT, VALLEY COUNTY IN THE MATTER OF THE ESTATE OF FERN A. WHITTLE,

Deceased.

Probate No. DP-2013-28 NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal Representative of the above-named estate. All persons having claims against the said deceased are required to present their claims within four (4) months after the date of the first publication of this notice, or said claims will be forever barred.

Claims must either be mailed to John L. Whittle, Personal Representative, return receipt requested, at the office of Rector Law Office, Attorney at Law, P.O. Box 1360, Glasgow, Montana 59230, or filed with the Clerk of the above-entitled Court

DATED this 27th day of August, 2013. /s/ John Whittle JOHN L. WHITTLE

Personal Representative Personal Representative's Attorney:

/s/ James D. Rector (Published Aug. 28; Sept. 4 & 11, 2013)

Matthew W. Knierim CHRISTOFFERSEN & KNIERIM, P.C. 630 Second Avenue South, Suite E P. O. Box 29 Glasgow, Montana 59230 Telephone: (406) 228-2487

ATTORNEY FOR PERSONAL

REPRESENTATIVE

MONTANA SEVENTEENTH JUDICIAL DISTRICT COURT, VALLEY COUNTY IN THE MATTER OF THE ESTATE

LYDIA LENORE WEBER WILSON, same person as LYDIA LENORE WILSON,

> Cause No. DP-2013-26 NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN, that the undersigned has been appointed personal representative of the above-named estate. All persons having claims against the said deceased are required to present their claims within four (4) months after the date of the first publication of this notice or said claims will be forever barred. Claims must be mailed to the undersigned at the following address:

CHRISTOFFERSEN & KNIERIM, P.C. 630 Second Avenue South, Suite E P. O. Box 29 Glasgow, Montana 59230

Telephone: (406) 228-2487 return receipt requested, or filed with the Clerk of the above-named Court. I declare under penalty of perjury and

under the laws of the state of Montana that the foregoing is true and correct. DATED at Glasgow, Mt., this 15th day of August, 2013.

/s/ Charles Lane Wilson, Personal Representative (Published Aug. 21, 28; Sept. 4, 2013)

PUBLIC NOTICES

NOTICE OF HEARING COUNTY PROPOSED BUDGETS

NOTICE IS HEREBY GIVEN in accordance with Sections 7-6-4020 through 4024, MCA, that all budgets for Valley County Officers and Institutions have been filed in this office and that such budgets have been tabulated and considered and declared to constitute the County proposed budgets for the fiscal year ending June 30, 2014. All of said budgets are now on file in the office of the Clerk and Recorder and are open for inspection by the

NOTICE IS FURTHER GIVEN that the Commissioners will hear any taxpayer relative to budget requirements and increases, and above stated monies, thereto during their regular session September 4. 2013. and will continue from day to day until the final budget is approved and adopted, using the estimated value of a county-wide mill of \$25,891 estimated value outside the city and town limits of \$22,293, subject to the condition that if the certified millages are either higher or lower than estimated, the budget will be proportionally raised or lowered.

/s/ Lvnne Nvauist LYNNE NYQUIST Clerk of the Board of **County Commissioners** (Published Sept. 4 & 11, 2013)

NOTICE OF TRUSTEE'S SALE Trustee Sale Number: 13-00376-5 Loan Number: 0085027928

APN:1093468000 TO BE SOLD for cash at Trustee's Sale on December 3, 2013, at the hour of 10:00 AM, recognized local time, in the main lobby of the County Courthouse, 501 Court Square, Glasgow, MT, the following described real property in Valley County, Montana, to-wit: THE WESTERLY 50 FEET OF LOT 3. BLOCK BELL'S FIRST ADDITION TO GLASGOW. MONTANA. ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK AND RE-CORDER, VALLEY COUNTY, MONTANA, More commonly known as: 1005 5THAVENUE N. GLASGOW, MT. FLOYD J. PEACHER AND BRENDAJ, PEACHER, HUSBANDAND WIFE, as the original grantor(s), conveyed said real property to ALLIANCE TITLE and ESCROW CORP., as the original trustee, to secure an obligation owed to Wells Fargo Bank, NA, as the original beneficiary, by a Trust Indenture dated as of April 1, 2008, and recorded on April 7, 2008, under Document No. 136421, in the Official Records of the Office of the Record of Valley County, Montana ("Deed of Trust"). The current beneficiary is: Wells Fargo Bank NA (the "Beneficiary"). FIDELITY NATIONAL TITLE INSURANCE COMPANY was named as Successor Trustee (the "Trustee") by virtue of a Substitution of Trustee dated June 18, 2013, and recorded in the records of Valley County, Montana. There has been a default in the performance of said Deed of Trust: Failure to pay when due the following amounts which are now in arrears as of July 22, 2013: Balance due on monthly payments from February 1, 2013, and which payments total: \$4,371.90: Late charges: \$116.60 Advances: \$30.00 There is presently due on the obligation the principal sum of \$72,087.07 plus accrued interest thereon at the rate of 5.87500% per annum from January 1, 2013, plus late charges. Interest and late charges continue to accrue. Other expenses to be charged against the proceeds include the trustee's or attorney's fees and costs and expenses of sale. The beneficiary has elected to sell the property to satisfy the obligation and has directed the trustee to commence such sale proceedings. The beneficiary declares that the grantor is in default as described above and has directed the Trustee to commence proceedings to sell the property described above at public sale in accordance with the terms and provisions of this notice. The sale is a public sale and any person, including the beneficiary, excepting only the Trustee, may bid at the sale. The bid price must be paid in cash. The conveyance will be made by Trustee's Deed. The sale purchaser shall be entitled to possession of the property on the 10th day following the

ANCE COMPANY, Trustee, By: Megan Curtis, Authorized Signature A-4404932. (Published Aug. 21, 28; Sept. 4, 2013)

sale. The grantor, successor in interest to the

grantor or any other person having an interest

in the aforesaid property, at any time prior to

the trustee's sale, may pay to the beneficiary

the entire amount then due under the deed

of trust and the obligation secured thereby

(including costs and expenses actually incurred

and trustee's fees) other than such portion of

the principal as would not then be due had no

default occurred and thereby cure the default

theretofore existing. SALE INFORMATION

CAN BE OBTAINED ON LINEAT www.lpsasap.

com AUTOMATED SALES INFORMATION

PLEASE CALL 714.730.2727 DATED: July

22.2013. FIDELITY NATIONAL TITLE INSUR-

or the successor in interest to the beneficiary

Public Notice – Opencut Mining Permit

Knife River Corporation plans to start an opencut mining operation located in Section 23 and Section 24, T28N, R40E, Valley County. The opencut operation will occupy 5.0 acres of land. Knife River plans on removing approximately 200,000 cubic yards of overburden material that will be used for a railroad embankment project. A Montana Department of Environmental Quality (MDEQ) Opencut Mining permit has been applied for. As a part of the permit application process Knife River is required to send a public notice to all property owners located within one-half mile of the proposed boundary of the opencut permit boundary and publish notice of the operation at least twice in a newspaper of general circulation in the locality of the proposed operation.

Currently, the site is pastureland and rangeland. The site contains 10 inches of topsoil that will be stockpiled and replaced once mining operations have concluded on the site. Overburden materials are slated to be the material that will be mined from the site. The site will be accessed off of an existing utility access road leading north off of Fox

The opencut permitting activities are planned to begin in September, 2013 and the operation is expected to last approximately three months. If you have any questions, please contact Mike Tonn of Knife River Corporation at the address below

Operator Contact Information Knife River Corporation

Mike Tonn, Estimator/Project Manager 1375 4th Avenue Billings, MT 59101 Phone Number: (406) 208-0727

(Published Aug. 28 and Sept. 4, 2013) PUBLIC NOTICE

The Valley County Compensation Board will meet on Monday, September 9, 2013, at 10:00 a.m. in the Valley County Community Room to consider salary proposals for elected officials for FY 2013/14.

(Published Aug. 28 & Sept. 4, 2013)

PUBLIC NOTICES

NOTICE OF WATER RATE INCREASE AND PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on August 19, 2013, the City Council (the "Council") of the City of Glasgow, Montana (the "City") adopted a Resolution of Intention to Increase Rates for the Users of the Municipal Water System.

The City finds it necessary to collect sufficient revenues to pay the costs associated with upgrading and the operation and maintenance of the Water System.

The City proposes to amend the existing Ordinance to increase the monthly rate and charge for water service.

The City currently charges users of the System a customer service charge of fifteen dollars (\$15.00) per month, in addition to the customer service charge, a usage charge of one dollar and seventy-eight cents (\$1.78) per one hundred (100) cubic feet of water used, so the minimum water charge will include both the customer service charge fifteen dollars (\$15.00)

and the usage charge for one hundred (100) cubic feet of water one dollar and seventy-eight cents (\$1.78), for a total of sixteen dollars and seventy-eight cents (\$16.78). The Council proposes the following increases for both Residential and Commercial us-

Base Rate Charge. A ¾ inch service is the standard service for single family residential users. The following table shows the monthly cost for each size service for the initial six (6) month increase on the base rate of \$5.00 beginning November 7, 2013.

Line/Meter Size	Base Rate	Multiplier	Total Co
Residential ¾"	\$ 20.00	1.0	\$ 20.00
Commercial 3/4"	\$ 20.00	1.0	\$ 20.00
Commercial 1"	\$ 20.00	1.0	\$ 20.00
Commercial 11/4"	\$ 20.00	1.5	\$ 30.00
Commercial 1½"	\$ 20.00	1.5	\$ 30.00
Commercial 2"	\$ 20.00	2.0	\$ 40.00
Commercial 3"	\$ 20.00	2.0	\$ 40.00

This represents an increase of approximately 19.18% over the current rate system for a

single family residential dwelling. <u>Charge Based on Gallons Used.</u> An additional charge based on a rate of \$1.78 per one thousand gallons (1,000) of water used will be assessed for each meter or connection on a

Base Rate Charge. A 3/4 inch service is the standard service for single family residential users. The following table shows the monthly cost for each size service for the second (2nd)

ase of \$5.00 beginning i	/lay /, 2014.		
Line/Meter Size	Base Rate	<u>Multiplier</u>	Total Cos
Residential ¾"	\$ 25.00	1.0	\$ 25.00
Commercial 3/4"	\$ 25.00	1.0	\$ 25.00
Commercial 1"	\$ 25.00	1.0	\$ 25.00
Commercial 11/4"	\$ 25.00	1.5	\$ 37.50
Commercial 1½"	\$ 25.00	1.5	\$ 37.50
Commercial 2"	\$ 25.00	2.0	\$ 50.00
Commercial 3"	\$ 25.00	2.0	\$ 50.00

This represents an increase of approximately 25% over the current rate system for a single family residential dwelling.

Charge Based on Gallons Used. An additional charge based on a rate of \$1.78 per one thousand gallons (1,000) of water used will be assessed for each meter or connection on a monthly basis. The Council may from time to time increase the rates and charges in accordance with Sections 4 and 5.

Such amendment will not come into effect until the rate increase process is implemented in accordance with applicable law and the initial rate increase will be effective with the November 2013 billing. The second increase will come into effect with the May 2014 billing

A public hearing on the proposed rate increase and amendment to the Original Ordinance will be held on September 16, 2013, commencing at 5:30 p.m., in the Council Chambers, 319 3rd Street South, in Glasgow, Montana. Further information about the proposed rate increase may be obtained by contacting Ms.

Stacey Amundson, City Clerk-Treasurer, City of Glasgow, Montana 59230, phone (406) 228-Done by Order of the Council of the City of Glasgow, Montana, this 20th day of August,

STACEY A AMUNDSON City Clerk-Treasurer

(Published Aug. 28; Sept. 4 & 11, 2013)

NOTICE OF TRUSTEE'S SALE

2013.

TO BE SOLD FOR CASH AT TRUSTEE'S SALE on October 21, 2013, at 11:00 o'clock A.M. at the North Entrance to the Valley County Courthouse located at 501 Court Square in Glasgow, MT 59230, the following described real property situated in Valley County, Mon-

TOWNSHIP 35 NORTH, RANGE 41 EAST, MPM SECTION 18: LOT 4, A/K/A SW1/4SW1/4 EXCEPTING THEREFROM LANDS CONVEYED TO THE STATE OF MONTANA HIGHWAY COMMISSION AND MORE PARTICULARLY DESCRIBED IN BOOK 42 OF DEEDS ON PAGE 505 DOC NO. 248809. EXCEPTING THEREFROM LANDS CONVEYED TO THE STATE OF MONTANA HIGHWAY COMMISSION AND MORE PARTICULARLY DESCRIBED IN BOOK 65 OF DEEDS ON PAGE 379, Doc No 354839. SUBJECT TO PATENT RESERVATIONS, RIGHT OF WAYS AND EASE-MENTS WHETHER OF RECORD OR NOT AND WHETHER VISIBLE OR NOT, AND PRIOR MINERAL AND ROYALTY RESERVATIONS AND CONVEYANCES OF RE-CORD, IF ANY. INCLUDED IN THIS CONVEYANCE ARE WATER RIGHTS, IF ANY, AND GRAZING RIGHTS, PERMITS AND LICENSES, IF ANY, APPURTENANT TO THE PREMISES. RESERVING AND EXCEPTING UNTO GRANTOR, AS THE IN-TERESTS OF GRANTOR MAY APPEAR, AND THE SUCCESSORS, HEIRS, AND/ OR ASSIGNS OF GRANTOR, ALL OF THE INTEREST IN AND TO THE REMAIN-ING OIL, GAS, COAL, HYDROCARBONS, AND ANY AND ALL OTHER MINERALS OWNED BY GRANTOR AS OF THE DATE OF THIS DOCUMENT, LOCATED IN AND UNDER SAID LANDS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO EXPLORE FOR AND RECOVER THE SAME, IT BEING THE INTENTION THAT GRANTOR RETAIN THE INTERESTS SO EXCEPTED AND RESERVED. TOGETH-ER WITH ALL AND SINGULAR THE HEREINBEFORE DESCRIBED PREMISES, ALL TENEMENTS, HEREDITAMENTS, AND APPURTENANCES THERETO BELONG-ING OR IN ANYWISE APPERTAINING, AND THE REVERSION AND REVERSIONS, REMAINDER AND REMAINDERS, RENTS, ISSUES, AND PROFITS THEREOF, AND ALSO ALL THE ESTATE, RIGHT, TITLE, INTEREST, POSSESSION, AND DEMAND WHATSOEVER, OF GRANTOR, OF, IN OR TO THE SAID PREM-ISES, AND EVERY PART AND PARCEL THEREOF, WITH THE APPURTENANCES THERETO BELONGING, TO HAVE AND TO HOLD, ALL AND SINGULAR THE ABOVE-MENTIONED AND -DESCRIBED PREMISES UNTO GRANTEE, AND TO THE SUCCESSORS, HEIRS AND/OR ASSIGNS OF GRANTEE FOREVER

Harvey McCain, as Grantor(s), conveyed said real property to First American Title, as Trustee, to secure an obligation owed to Mortgage Electronic Registration Systems, Inc., as Beneficiary, by Deed of Trust dated on April 23, 2004 and recorded on May 03, 2004 as Document No. 124915, Book 199, Page 246. The beneficial interest is currently held by Capital One, N.A.. First American Title Company of Montana, Inc., is the Successor Trustee pursuant to a Substitution of Trustee recorded in the office of the Clerk and Recorder of Valley County,

The beneficiary has declared a default in the terms of said Deed of Trust by failing to make the monthly payments due in the amount of \$628.38, beginning March 1, 2010, and each month subsequent, which monthly installments would have been applied on the principal and interest due on said obligation and other charges against the property or loan. The total amount due on this obligation as of July 03, 2013 is \$119,976.32 principal, interest at the rate of 3.75% now totaling \$11,815.85, late charges in the amount of \$560.08, escrow advances of \$8,137.02, and other fees and expenses advanced of \$5,063.45, plus accruing interest at the

rate of \$12.33 per diem, late charges, and other costs and fees that may be advanced. The Beneficiary anticipates and may disburse such amounts as may be required to preserve and protect the property and for real property taxes that may become due or delinquent, unless such amounts of taxes are paid by the Grantors. If such amounts are paid by the Beneficiary, the amounts or taxes will be added to the obligations secured by the Deed of Trust. Other expenses to be charged against the proceeds of this sale include the Trustee's fees and

attorney's fees, costs and expenses of the sale and late charges, if any. Beneficiary has elected, and has directed the Trustee to sell the above-described property

to satisfy the obligation. The sale is a public sale and any person, including the beneficiary, excepting only the Trustee, may bid at the sale. The bid price must be paid immediately upon the close of bidding in cash or cash equivalents (valid money orders, certified checks or cashier's checks). The conveyance will be made by Trustee's Deed without any representation or warranty, including warranty of Title, express or implied, as the sale is made strictly on an as-is, where-is basis, without limitation, the sale is being made subject to all existing conditions, if any, of lead paint, mold or other environmental or health hazards. The sale purchaser shall be entitled to posses-

sion of the property on the 10th day following the sale. The grantor, successor in interest to the grantor or any other person having an interest in the property, at any time prior to the trustee's sale, may pay to the beneficiary or the successor in interest to the beneficiary the entire amount then due under the deed of trust and the obligation secured thereby (including costs and expenses actually incurred and attorney's fees) other than such portion of the principal as would not then be due had no default occurred and thereby cure the default.

The scheduled Trustee's Sale may be postponed by public proclamation up to 15 days for any reason, and in the event of a bankruptcy filing, the sale may be postponed by the trustee for up to 120 days by public proclamation at least every 30 days.

THIS IS AN ATTEMPT TO COLLECT A DEBT.

ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Dated: June 13, 2013 Lisa J Tornabene Assistant Secretary, First American Title Company of Montana, Inc. Successor Trustee Title Financial Specialty Services P.O. Box 339 Blackfoot ID 83221 STATE OF Idaho

County of Bingham On this 13th day of June, 2013, before me, a notary public in and for said County and State, personally appeared Lisa J Tornabene, know to me to be the Assistant Secretary of First American Title Company of Montana, Inc., Successor Trustee, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same.

Dalia Martinez Notary Public Bingham County, Idaho Commission expires: 2/18/2014

Capital One Vs. McCain 41248.260

(Published Aug. 28; Sept. 4 & 11, 2013)